MANCHESTER CITY COUNCIL

# Town & Country Planning Act 1990 (as amended)
# Planning (Listed Building & Conservation Area) Act 1990 (as amended)

## Approval of details reserved by condition

**Applicant**

Mr Matthew Pardoe
Moorside Planning
C/o Agent

**Agent (if used)**

Mr Matthew Pardoe
Moorside Planning
92 Station Road
Burley in Wharfedale
LS29 7NS

## Part 1 – Particulars of the application/development

**Proposal**: Discharge of Conditions 3 (Repair spec), 7 (Samples), 9 (M&E), 13 (Removal of paint), and 14 (Removable ramp) attached to listed building consent 140274/LO/2024.

**Location**: 38 Mosley Street, Manchester, M2 3AZ

**Date of application**: 19 March 2025

**Application number**: CDN/25/0258

## Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Approved** in accordance with the information set out below.

**Condition 3 - Repair Spec**
Condition 3 can be considered to be discharged provided that the repairs are/have been carried out fully in accordance with the following documents:

The document entitled CDA Plasterers
The document entitled Method Statement for Timber Column Repairs
The letter from Bespoke Plaster Mouldings Ltd
The Method Statement for Works to Perimeter Low Level Wall Panelling
The SECIL Natural Lime NHL 2 specification

received by the City Council as local planning authority on 19 March 2025.

The letter from Stone Central dated 17 February 2025
The Restorative 'RAPID' Paint Softener data sheet received by the City Council as local planning authority on 17 February 2025.

The paint analysis prepared by Heritage Project Management received by the City Council as local planning authority on 7 February 2025.

**Condition 7 - Samples**

The materials used in the development shall comply with the following:

The Cut and Craft Lighting Schedule Rev 05 prepared by Mistry Lighting received by the City Council as local planning authority on 11 March 2025
The document entitled Paint Analysis and Proposed Paint Palette received by the City Council as local planning authority on 11 March 2025
The materials viewed on site on 21 February 2025

**Condition 9 - M&E**
Condition 9 has previously been discharged for lighting, speakers and CCTV (please see CDN/25/0032). Condition 9 can now be considered to be fully discharged provided that M&E installations are carried out in accordnace with the following information:

- The email from Moorside Planning dated 22 September 2025
- The drawing referenced 1983-ESC-GF-00-DR-E-3001 T8 received by the City Council as local planning authority on 22 September 2025
- The drawings referenced M01, M02, M03, M04, M06, T.251... Rev B, T.251 -2 Rev B, T.251 -3 Rev B,T.251 -4 Rev B, 1983-ESG-LG-00-DR-E-3000 T8, 1983-ESC-GF-00-DR-E-2003 T3 received by the City Council as local planning authority on 19 March 2025

**Conditon 13 - Removal of Paint**
Condition 13 can hereby be considered to be considered to be discharged provided that paint is removed in accordance with the letter from Moorside Planning dated 14 March 2025.

**Condition 14 - Removable Ramp**
Condition 14 can hereby be considered to be discharged provided that the removable ramps to internal raised areas are operated in accordance with the drawing referenced AC23 received by the City Council as local planning authority on 19 March 2025 and the letter from Moorside Planning dated 14 March 2015 for the duration of the approved use.

Date: 30 April 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

## Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.